



TRANSWESTERN

REAL ESTATE
SERVICES

EBT
OFFICE CENTER

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6120 EARLE BROWN DR, BROOKLYN CENTER, MN 55430

BUILDING LOCATION



Area Restaurants ■

- Denny's
- Caseys
- Davanni's
- Rose Garden
- Ire Vybz
- New King Buffet
- Ocean Buffet
- Checkers
- Pappy's Chicago Style
- Jambo Africa
- Burger King
- Panda Express
- Qdoba
- Applebee's
- Wendy's
- Captain Crab
- 50's Grill
- Taco Bell
- Arby's
- Burger King
- Chipotle
- Wingstop
- Domino's
- Little Caesars
- IHOP
- McDonald's
- Starbucks
- Einstein Bros.
- Subway
- Popeyes

Area Retail/Entertainment ●

- Topgolf
- Walmart
- Dollar Tree
- UPS
- FastSigns
- Tires Plus
- AT&T
- Gamestop
- FedEx
- HOM Furniture
- ICON Beauty
- Verizon
- Foot Locker
- Discount Tire
- Haircut City
- Five Below
- TJ Maxx
- rue21
- TCF Bank
- Cub Foods
- Wells Fargo
- Bremer Bank
- TMobile
- LA Fitness

Bus Routes - - - -

PROPERTY SPECIFICATIONS

Property Summary

- **Availability:** 540 - 16,995 SF
- **Lease Rate:** \$11.00 PSF NNN
- **Operating Expenses:** \$7.70
- **Real Estate Taxes:** \$1.79
- **2021 Estimate:** \$9.49 PSF
- **Parking Patio:** 5.0/1,000 SF

Property Amenities

- Abundant amount of surface parking
- Signage visibility from Interstate
- Building signage available
- Underground parking available
- Building conference rooms
- New fitness facility
- Locker rooms and showers
- Vended lunch area
- Bike storage
- In close proximity to over 25 restaurants, multiple banks and plenty of retail
- Easy access to Hwy. 100, I-694 and I-94
- MTC Bus Route #722
Nearby Brooklyn Center Transit hub with access to a multitude of metro transit bus lines



TYPICAL FLOORPLAN

16,955 SF

